

Lot 3 continued:

K. Bottomley; thence, by and with said Bottomley lands N 07°45'40"E - 207.81' to an iron pipe and Lot 1 of this description; thence, by and with Lot 1 N 78°01'30"E - 47.56' to an iron pipe ; thence, by and with Lot 1 and Lot 2 N 08°12'10"E - 349.92' to an iron pipe; thence, still by and with Lot 2 N 79°54'50"W - 225.12' to an iron pipe on the east side of Skinners Neck Road; thence, by and with the east side of said road N 08°12'10"E - 136.79' to an iron pipe and the lands of Curtis Jacquette; thence, by and with said Jacquette lands S 81°45'50"E - 212.45' to an iron pipe; thence, with the lands of Jacquette and with the lands of Pearl Batchelor and Richard Legg N 08°12'10"E - 420.00' to an iron pipe; thence, still by and with Richard Legg N 81°45'50"W - 208.40' to the east side of Skinners Neck Road; thence, by and with the east side of said road N 11°35'40"E - 40.06' to the place of beginning. Containing in all 11.266 acres of land, or less.

Note: All three lots are subject to an 8.50' easement adjacent to Skinners Neck Road for future road widening.

May 5, 2003.


William R. Nuttle.

DESCRIPTIONS OF THREE LOTS OF THE RONALD HIGGINS SUBDIVISION,
FIFTH DISTRICT, KENT COUNTY, MD.

LOT 1

Beginning for the same at a point on the east side of Skinners Neck Road (33' wide), said point being the southwest corner of the herein described lands and the northwest corner of the lands of K. Bottomley, and said point being, further, N 78 01 30 E - 2.89' from an iron pipe; and running, thence, by and with the east side of said road N 08 12 10 E - 240.00' to an iron pipe and Lot 2 of this description; thence, by and with Lot 2 S 81 47 50 E - 225.00' to an iron pipe and Lot 3; thence, by and with Lot 3 S 08 12 10 W - 157.32' to an iron pipe and S 78 01 30 W - 47.56' to an iron pipe and the lands of Bottomley; thence, by and with said Bottomley lands S 78 01 30 W - 192.15' to the place of beginning. Containing in all 1.026 acres of land, more or less.

LOT 2

Beginning for the same at an iron pipe on the east side of Skinners Neck Road (33' wide), said point being the southwest corner of the herein described lands and the northwest corner of Lot 1; and running, thence, by and with the east side of said road N 08 12 10 E - 200.00' to an iron pipe and Lot 3 of this description; thence, by and with Lot 3 S 79 54 50 E - 225.12' to an iron pipe and S 08 12 10 W - 192.60' to an iron pipe and Lot 1; thence, by and with Lot 1 N 81 47 50 W - 225.00' to the place of beginning. Containing in all 1.014 acres of land, more or less.

LOT 3

Beginning for the same at an iron pipe on the east side of Skinners Neck Road (33' wide), said point being the northwest corner of the herein described lands and the southwest corner of the lands of E. Toulson; and running, thence, by and with said Toulson lands S 81 45 50 E - 206.05' to an iron pipe and N 08 14 10 E - 115.10' to an iron pipe and the lands of C. Knight; thence, by and with said Knight lands S 81 45 50 E - 65.00' to an iron pipe and the lands of R. Lewis; thence, by and with said Lewis lands N 77 32 10 E - 79.80' to an iron pipe and the lands of Thomas Hill; thence, by and with said Hill lands N 72 29 10 E - 220.60' to an iron pipe and the lands now or formerly of Jackie Elburn; thence, by and with said Elburn lands S 06 21 10 W 948.20' to an iron pipe and other lands of Ronald Higgins; thence, by and with said Higgins lands S 05 54 30 W - 319.82' to a stone and the lands of J. Dustin; thence, by and with said Dustin lands and with the lands of D. Ashley S 78 13 50 W - 438.81' to an iron pipe and the lands of

Forest Management Plan for the Ronald Higgins Subdivision.

This subdivision of 13 acres in Skinners Neck cuts off two 1-acre lots on the road at the southwest corner of the property. Except for a small portion of the south side of Lot 1 and a small amount of open space at the northern part of the remainder of the tract, the land is totally wooded. As would be expected for this part of the county, the major part of the land would fall into the non-tidal wetlands category or very close to it. The property is traversed by two major ditches, one adjacent to the east property line and one running from the first ditch westerly to Skinners Neck Road. The trees are predominately hardwoods. At some future date, it may be practical to selectively log some of it. For the present, however, they absorb a great deal of the ever-present moisture and provide valuable greenery and wildlife habitat. The best use of this forest is to leave it alone.

May 1, 2003.

William R. Nuttle.

DESCRIPTION OF THE RONALD J. HIGGINS LANDS.
FIFTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the east side of Skinners Neck Road (33' wide), said point being the southwest corner of the lands of E. Toulson; and running thence, by and with said Toulson lands S 81 45 50 E - 206.05' to an iron pipe and N 08 14 10 E - 115.10' to an iron pipe and the lands of C. Knight; thence, by and with said Knight lands S 81 45 50 E - 65.00' to an iron pipe and the lands of R. Lewis; thence, by and with said Lewis lands N 77 32 10 E - 79.80' to an iron pipe and the lands of Thomas Hill; thence, by and with said Hill lands N 72 29 10 E - 220.60' to an iron pipe and the lands of Jackie Elburn; thence, by and with said Elburn lands S 06 21 10 W - 948.20' to an iron pipe and other lands of Ronald Higgins; thence, by and with other lands of Higgins S 05 54 30 W - 319.82' to a stone and the lands of J. Dustin; thence, by and with said Dustin lands and with the lands of D. Ashley S 78 13 50 W - 438.81' to an iron pipe and the lands of K. Bottomley; thence, by and with said Bottomley lands N 07 45 40 E - 207.81' to an iron pipe and S 78 01 30 W - 192.15' to the east side of Skinners Neck Road; thence, by and with the east side of said road N 08 12 10 E - 576.79' to an iron pipe and the lands of Curtis Jacquette; thence, by and with said Jacquette lands S 81 45 50 E - 212.45' to an iron pipe; thence, still by and with said Jacquette lands and with the lands of Pearl Batchelor and Richard Legg N 08 12 10 E - 420.00' to an iron pipe; thence, still by and with said Legg lands N 81 45 50 W - 208.40' to the east side of Skinners Neck Road; thence, by and with the east side of said road N 11 35 40 E - 40.06' to the place of beginning. Containing in all 13.432 acres of land, more or less.

September 14, 2001.

William R. Nuttle.

✓ Jacquette MLM 84/289

Begin NW cor. on E side rd. (36)

N07°45'E-210 & N03°55'E-272.40 from SW cor of old school.

running - S82°15'E-210

S07°45'W-210

N82°15'W-210 to rd.

w/s N07°45'E-210 to begin

Metcalf

✓ Bottomley - MLM 29/176

Begin E rd. at SW cor. herein on line of Kelley

w/E rd. N05°E-12.6 w/rd. ^{209.90} ⁵⁵

N73'4"E-12.7 to stone

S05°W-12.6 to Kelley

w/s S73'4"W-12.7

1 acre

✓ Ashley - EHP 45/371

Begin NW cor. at stone E side rd. at SW cor. Boulter

w/s N77'2"E-300 to stone

S19'2"E-73 " "

S77°W-320 to rd.

N12°W-12

N04'2"E-51 to begin

✓ Dustin MLM 129/143

Begin I.P. E side rd. at cor. Boulter

w/ Boulter N76°27'26"E-297.67 to I.P.

N13°23'28"W-149.84 to I.P.

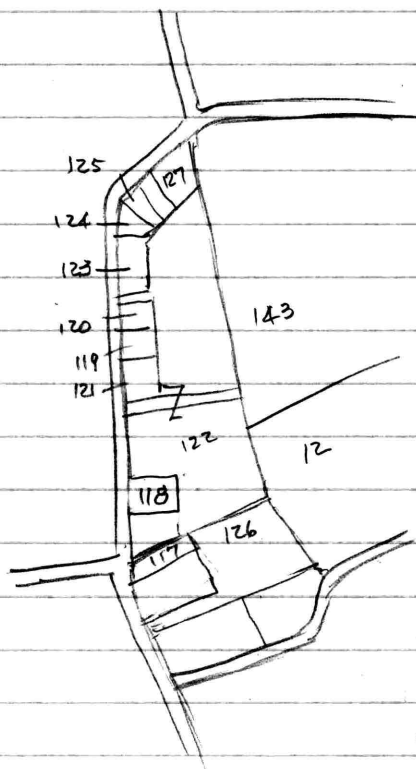
w/Ashley N76°28'27"E-27.32 to I.P.

N19°05'53"W-72.85 to I.P. & Fed. Home. Lands

w/s N77°01'06"E-342.72 to stone cor. Elburn

S130'16'30"E-360.54

MAP 51



✓ 12 - Ronald J. Higgins - 21950
Harrington Park Rd.
MLM 24/506

- ✓ 117 - David Ashley - EHP 45/371
- ✓ 118 - Kenneth Bottomley - MLM 29/176
- ✓ 119 Pearl Batchelor - MLM 124/217
- ✓ 120 Richard Legg - MLM 74/329
- ✓ 121 Curtis Jacquette - MLM 86/289
- ✓ 122 Federal Home Loan MLM 85/474
- ✓ 123 Ethel Toulson WHG 28/382
- ✓ 124 Carol Knight MLM 88/188
- 125 Raymond Lewis MLM 192/318
- ✓ 126 Jeffray Duston MLM 139/143
- ✓ 127 Thos Hill EHP 132/175
- 143 Jackie Elburn

Higgins 228/408

Federal Home Loan MLM 85/474

Parcel 1 - Lot 2 of Metcalf plat

Parcel 2

Begin stone "J.C.H." on line between Simon Wickes
and Samuel Dunn

w/ Dunn S65°W - 37 ^{3/4} ^{622.88} to large stone

w/ Jones S01 1/2° (S01 1/2° W) - ¹⁴⁸⁵ ⁹⁰ to stone

w/ Collins N70°E - 28 1/2 ^{635.25} to Wickes

st. line to begin

20 Ac. ±

S&E. ① JTD 7/142	1 Ac.	① WHG 28/380	0.442
② RAS 33/266	1.392 Ac.	⑦ WHG 28/382	0.600
③ WHG 3/117	1 Ac.	⑧ WHG 29/271	0.410
④ WHG 3/346	0.500	⑨ WHG 59/638	0.25
⑤ WHG 3/375	0.500		

June 1959

✓ Hill - EHP 13/175

Begin @ rd.

w/ Downey - $S06^{\circ}45'W - 245.3$

$S73^{\circ}16'W - 220.6$

$N16^{\circ}44'W - 225$ to E rd.

w/s - $N73^{\circ}16'E - 318.4$ to begin

1.392 Ac.

✓ Knight MLM 88/188

Lot 2, Metcalfe plat

✓ Toulson W/HG 28/382

Lot 1 - Metcalfe

✓ Legg - MLM 74/329

Begin NW cor. on E side rd (36'), said point
being $N03^{\circ}35'E - 272.40$ to large stone at SW cor.
of old school

w/new line $S82^{\circ}15'E - 210.00$

$S07^{\circ}45'W - 105.00$ to Batchelor

w/s $N82^{\circ}15' - 210.00$ to E side rd.

$N07^{\circ}45' - 105.00$ to begin

Metcalfe 1947

✓ Batchelor - MLM 124/217

Begin E side rd. (36'), said pt $N07^{\circ}45'E - 105$ and
 $N03^{\circ}35'E - 272.40$ from large stone at SW cor. old school

$S82^{\circ}15'E - 210$

$S07^{\circ}45'W - 105$ to Perhl

$NN8^{\circ}15'W - 210$ to rd.

w/s $N07^{\circ}45'E - 105$ to begin

Metcalfe

Higgins - MLM 24/506

Begin at l.p. at sw cor., $N 09^{\circ} 05' 30'' W - 6.16$ from l.p. on 30' rd.

$N 09^{\circ} 05' 30'' W - 355.33$ to l.p.

577° 54' 29" @ - 349.80 to stone

Wf Dowling $N 05^{\circ} 54' 20'' E - 319.82$ to (I.P.)

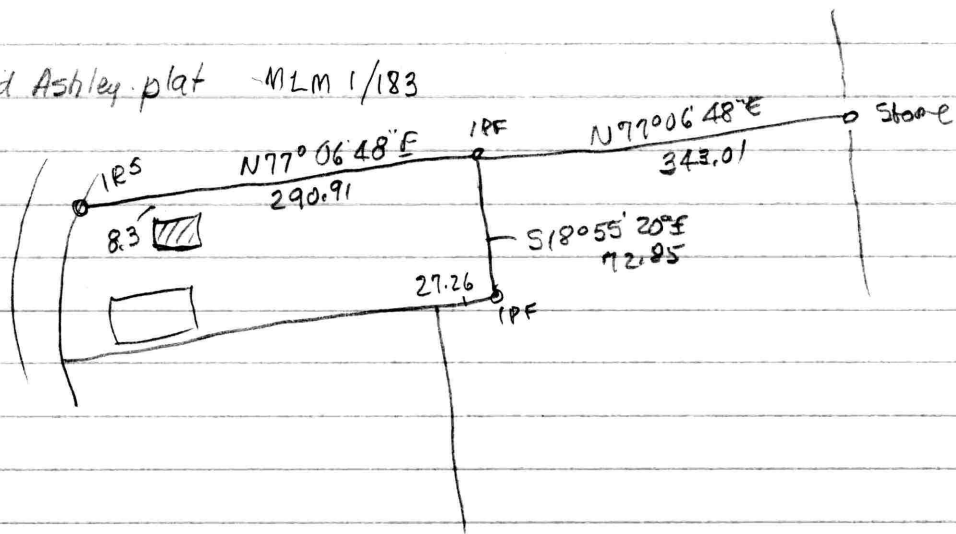
of new line $N 77^{\circ} 54' 29'' E - 577.08$ to I.P.

w/Hill S18° 02' 51" E - 129.32 to stone

508°03'04"E- 514.82 " "

574°54' 37"W - 322.29 to begin

David Ashley. plat - MLM 1/183

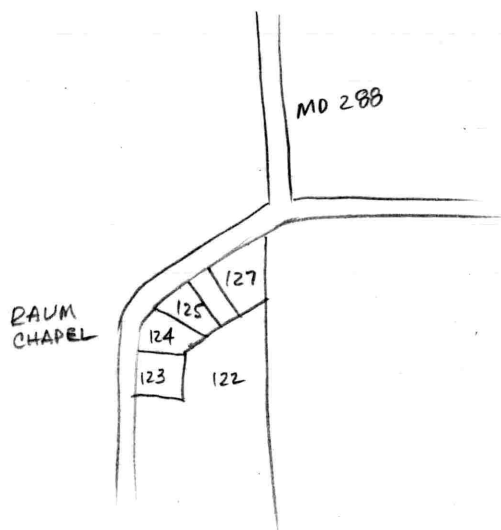


Lewis - MLM192/318

Lot 3. Metcalfe plat.

$$\begin{array}{r} 16.5 \\ 14.9 \\ \hline 1.6 \end{array}$$

Dowling



122	Chas. Dowling	EHP 94/308
123	Jas. Toulson	WHG 28/382
124	Chas. Dowling	WHG 29/271
125	Emma A. Marx	WHG 41/200
127	Thos. P. Hill	EHP 132/175

Hand-drawn survey map showing three lots (Lot 1, Lot 2, Lot 3) and a road (SKINNERS NECK RD) with bearings and distances.

Lot 1 (0.410 Ac.)

- North boundary: $N 64^{\circ} 50' W - 155.2$
- East boundary: $S 7^{\circ} 45' W - 115.1$
- South boundary: $N 82^{\circ} 15' W - 206.1$
- West boundary: $N 27^{\circ} 30' E - 172.5$

Lot 2 (0.410 Ac.)

- North boundary: $N 42^{\circ} 58' W - 107.5$ to stone
- East boundary: $N 68^{\circ} 34' E - 105$
- South boundary: $S 77^{\circ} 03' W - 79.8$
- West boundary: $N 64^{\circ} 50' W - 155.2$

Lot 3

- North boundary: $N 25^{\circ} 29' W - 195.90$
- East boundary: $S 18^{\circ} 00' E - 207$
- South boundary: $S 77^{\circ} 03' W - 79.8$
- West boundary: $N 82^{\circ} 15' W - 65.0$

SKINNERS NECK RD (36' wide)

- West boundary: $N 27^{\circ} 30' E - 172.5$

Other Notes:

- Chd $N 44^{\circ} 56' E - 151'$
- 40'
- 210.0 W 3/17 Kendall lot
- I.P. at

Begin stone marked JCH on line between Wickes and Dunn
w/ Dunn $565^{\circ}W - 37\frac{3}{4}^{\circ}$ to large stone & Jones
w/ Jones $501\frac{1}{2}^{\circ}W - 90^{\circ}$ to stone & Collins
w/ S $N70^{\circ}E - 38\frac{1}{2}^{\circ}$ to Wickes

④ Half moon shaped parcel
in front of Laurel Chapel

② RAS 33/266

③ WHG3/117

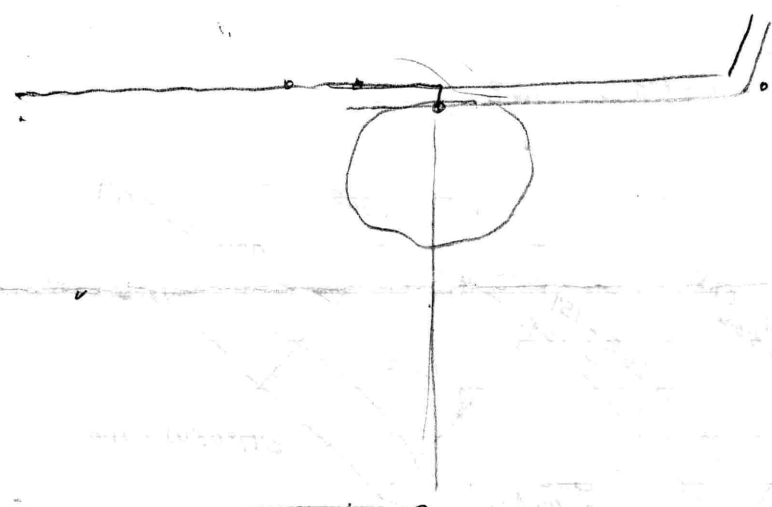
$$\begin{array}{r} 206.10 \\ 2.45 \\ \hline 208.55 \end{array}$$

MAR 21

Don't mix

NO 588

157	Thos. B. Hill	CH	185/172
152	Emma A. Marx	W	164/150
154	Chas. Downing	W	58/571
153	Jos. Tolson		18/385
155	Chas. Downing	CH	184/508



NO 588

508-12
5.45

top of iron pipe
Elev. = 8.94'

SKINNERS NECK ROAD

200.00'

8.5' EASEMENT

N 08° 12' 10" E

nail in pole
elev. = 10.83'

50'

building
envelope

N 81° 47' 50" W

15'

S 79° 54' 50" E

major ditch

225.12'

192.60'

1.014 Ac.±

N 01° 21' 08" S

225.00'

LOT 1

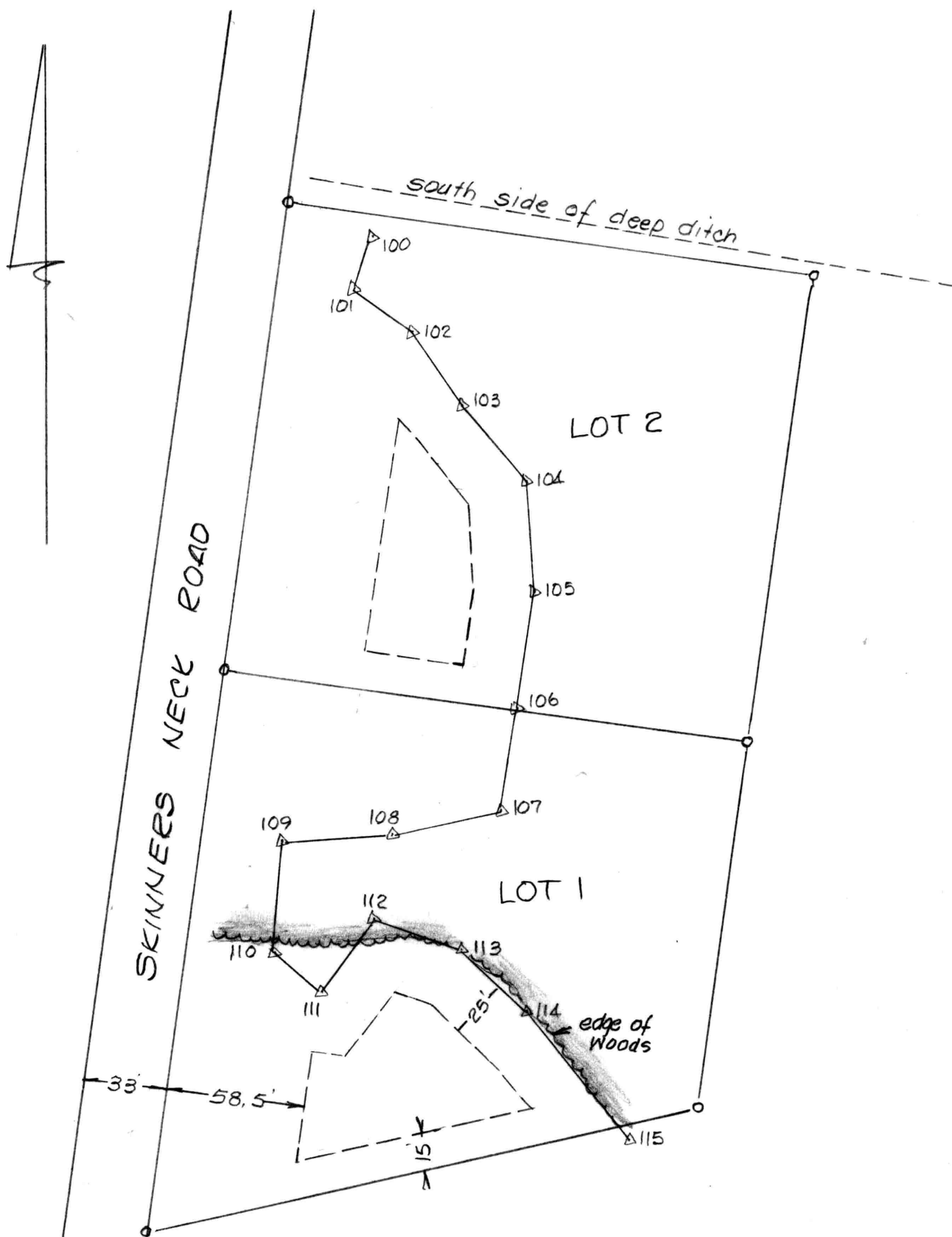


LOT 2, HIGGINS SUBDIVISION

Scale 1"=40'

July 2003.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.



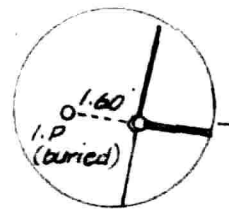
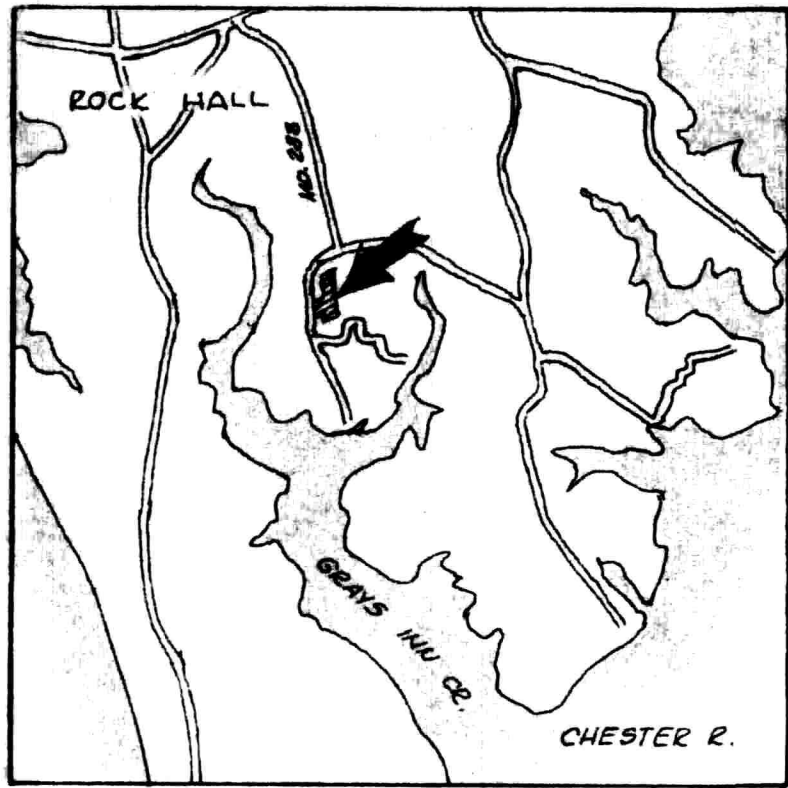
PLAT SHOWING LOCATION OF WETLANDS
FLAGS AND SETBACK LINES

HIGGINS SUBDIVISION

Scale 1" = 60'

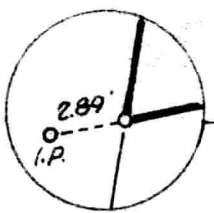
Feb 2003.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.



NO.	BEARING	DIST.
1	S 81° 45' 50" E	206.05'
2	N 08° 14' 10" E	115.10'
3	S 81° 45' 50" E	65.00'
4	N 77° 32' 10" E	79.80'
5	N 72° 29' 10" E	220.60'
6	S 06° 21' 10" W	948.20'
7	S 05° 54' 30" W	319.82'
8	S 78° 13' 50" W	438.81'
9	N 07° 45' 40" E	207.81'
10	S 78° 01' 30" W	192.15'
11	N 08° 12' 10" E	576.79'
12	S 81° 45' 50" E	212.45'
13	N 08° 12' 10" E	420.00'
14	N 81° 45' 50" W	208.40'
15	N 11° 35' 40" E	40.06'

8.50' strip of land reserved for future road widening



Note: The building envelopes shown are based upon property line setbacks and a 25' setback from non-tidal wetlands. For more details see plat in Zoning Office.

APPROVED BY:

Kent County Director of Planning

Kent County Health Officer

Dept. of Water & Waste Water



MINOR SUBDIVISION PLAT RONALD J. HIGGINS LANDS

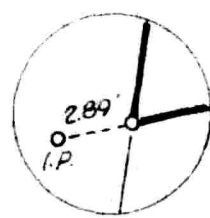
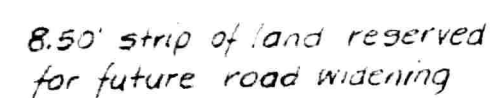
5TH DISTRICT, KENT COUNTY, MD.

Scale 1"=100'

Oct. 2001.

William R. Nettle, Reg. Surveyor
Chestertown, Md.

I.P. = Iron pipe



NO.	BEARING	DIST.
1	S 81° 45' 50" E	206.05
2	N 08° 14' 10" E	115.10
3	S 81° 45' 50" E	65.00
4	N 77° 32' 10" E	79.80
5	N 72° 29' 10" E	220.60
6	S 05° 21' 10" W	948.20
7	S 05° 54' 30" W	319.88
8	S 78° 13' 50" W	438.81
9	N 07° 45' 40" E	207.81
10	S 78° 01' 30" W	192.15
11	N 08° 12' 10" E	576.79
12	S 81° 45' 50" E	212.45
13	N 08° 12' 10" E	420.00
14	N 81° 45' 50" W	208.40
15	N 11° 35' 40" E	40.06

JACKIE ELBURN

RONALD HIGGINS

J. DUSTIN

D. ABHLEY

MINOR SUBDIVISION PLAT
RONALD J. HIGGINS LANDS

5TH DISTRICT, KENT COUNTY, MD.

Scale 1"=100'

Oct. 2001.

William R. Nittle, Reg. Surveyor
Chestertown, Md.

APPROVED BY:

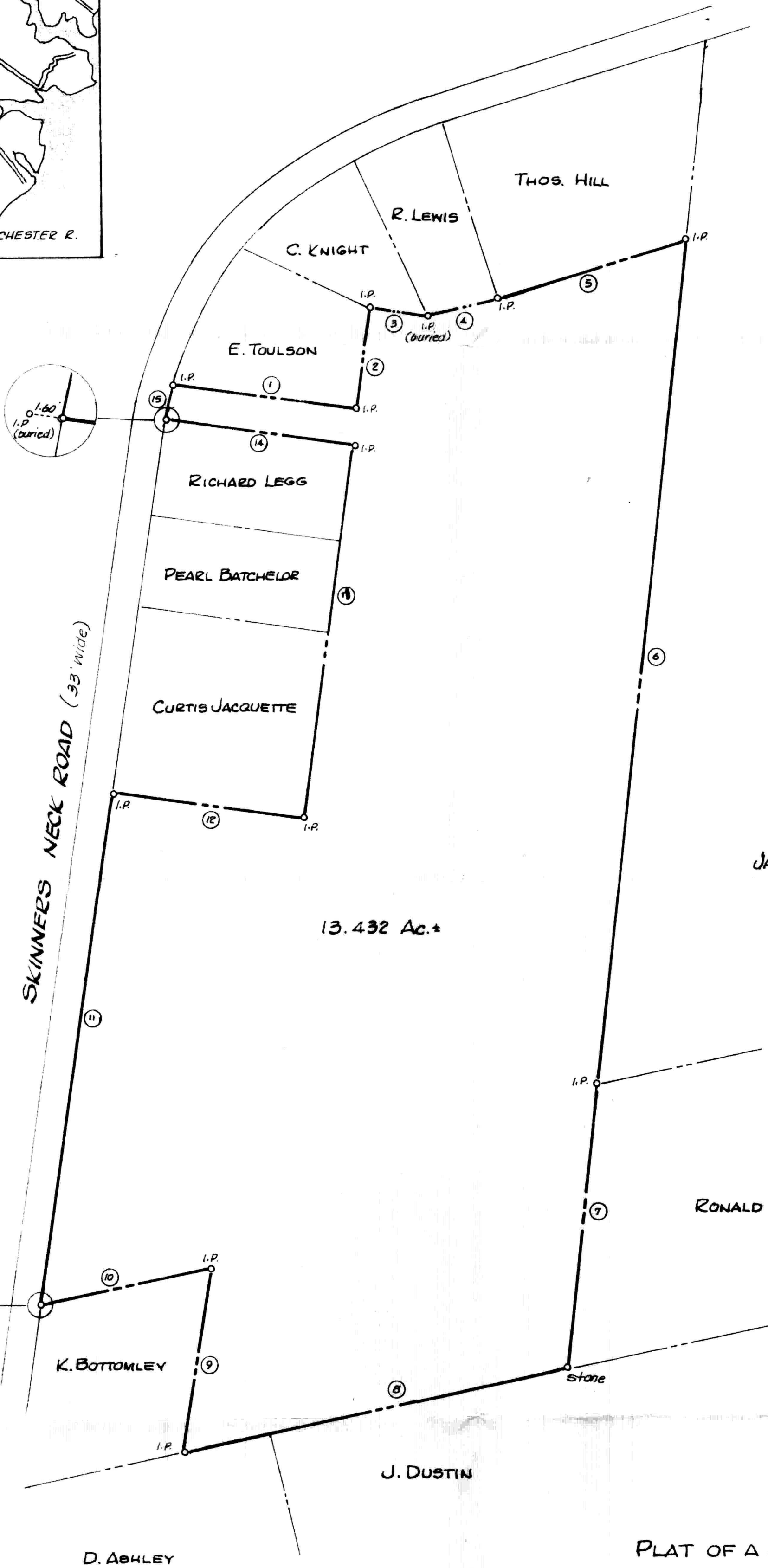
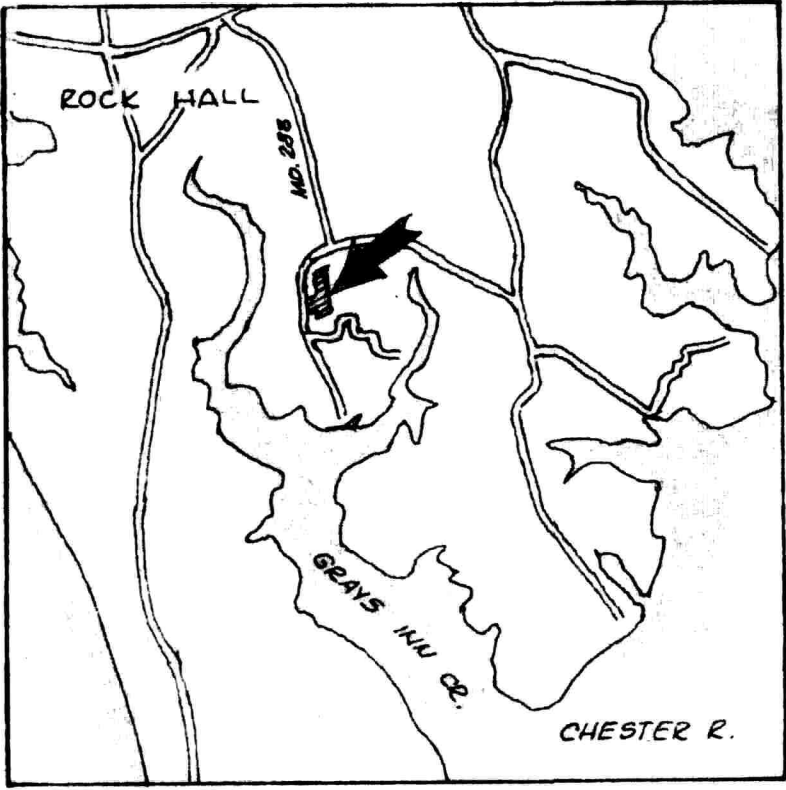
Kent County Director of Planning

Kent County Health Officer

Dept. of Water & Waste Water



I.P. = Iron pipe



NO.	BEARING	DIST.
1	S 81°45'50" E	206.05
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11	N 08°12'10" E	576.79
12	S 81°45'50" E	212.45
13	N 08°12'10" E	420.00
14	N 81°45'50" W	208.40
15	N 11°35'40" E	40.06

PLAT OF A SURVEY OF THE
RONALD J. HIGGINS LANDS

5TH DISTRICT, KENT COUNTY, MD.

Scale 1"=100'

Aug. 2001.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.



I.P. = Iron pipe